



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2402374
Applicant Name: Paul Wu
Address of Proposal: 3400 Rainier Avenue South

SUMMARY OF PROPOSED ACTIONS

Master Use Permit to establish use for construction of 3,526 sq. ft. 1-story with basement addition to an existing 10,200 sq. ft. multi-purpose convenience store. Surface parking for 23 vehicles to be provided. Project includes demolition of an existing structure.

The following approval is required:

SEPA - Environmental Determination – SMC Chapter [25.05](#)

SEPA DETERMINATIONS: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Project Description

Future construction of a 3,526 sq. ft. 1-story with basement addition to an existing 10,200 sq. ft. multi-purpose convenience store. Surface parking will be provided for 23 vehicles. The existing single family structure will be demolished.

Site and Vicinity

The site is located on Rainier Avenue South between South Walden Street and South Estelle Street. Rainier Avenue South is a main arterial consisting of four lanes of traffic and is improved with curbs, gutters and sidewalks. The alley to the east was vacated in 1992 and is currently owned by a site southeast of the subject site. However, an easement has been obtained to access the eastern portion of the building.

The site is approximately 10,800 square feet and moderately flat with some downward slope to the east. The site is occupied by a multi-purpose convenience store with accessory surface parking. There is one existing curb cut located along Rainier Avenue South and another off of South Walden Street.

The site is zoned residential Commercial 1 with a 65-foot base height limit (C1-65) and is located in the North Rainier Urban Village. Properties immediately to the north and east are zoned Neighborhood Commercial 3 with a 40' height limit (NC3-40). Sites to the west and south, similar to the subject site, are zoned C1-65. The vicinity is comprised primarily of structures occupied by commercial and multi-family uses.

The site is also mapped as liquefaction prone, which is a City of Seattle Environmentally Critical Area (ECA).

The site is well served by public transit as several bus stops are within close proximity and transit service is frequent.

Public Comment

DPD received no public comment related to the project.

ANALYSIS - SEPA

In the case of commercial additions, DPD requires a State Environmental Policy Act (SEPA) analysis for cumulative development exceeding 12,000 square feet, a 25% increase in gross floor area or when parking for 20 or more vehicles are proposed, all according to Director's Rule [23-2000](#). The applicant provided the initial disclosure of this development's potential impacts in an environmental checklist signed and dated on August 8, 2004. This information and the experience of the lead agency in similar situations form the basis for this analysis and decision. This report anticipates short and long-term adverse impacts from the proposal.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction; potential soil erosion during excavation and general site work; increased runoff; tracking

of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section [25.05.794](#)). Although not significant, these impacts are adverse.

The SEPA Overview Policy (SMC [25.05.665 D](#)) states, “where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”, subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Critical Areas Ordinance (grading, soil erosion and stability); Street Use Ordinance (watering streets to suppress dust, obstruction of the rights-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of potential adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts.

Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Construction Parking

During construction, parking demand will increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities. According to information provided by the applicant, 15 parking spaces currently exist on the western portion of the site. These parking spaces would be utilized by the construction personnel to park their vehicles on site. Due to the scale of the project, this temporary demand of on-street parking would be minor. Therefore, additional mitigation under SEPA is not warranted.

Long - Term Impacts

Long-term, or use-related, impacts anticipated by the proposal include an increase in interior floor space, potential increased parking demand, and a potential increase in traffic. These long-term impacts are not considered significant because the impacts are minor in scope. However, the potential parking impacts warrant further discussion and review.

Parking

The site is currently providing 13 parking spaces (deficit of nine (9) spaces). Chapter 23.54 & 23.47 of the Seattle Municipal Code requires a total of 23 parking spaces which will be provided for the 13,723 sq. ft. of multi-purpose convenience store. No existing

parking will be removed with the proposed addition. Therefore, it is determined that there will be adequate on-site parking spaces to accommodate unanticipated parking impacts. For this reason, no mitigation of parking impacts is necessary pursuant to SEPA.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW [43.21C](#)), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW [43.21C.030\(2\)\(C\)](#).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW [43.21C.030\(2\)\(C\)](#).

CONDITIONS – SEPA

None.

Signature: _____ (signature on file) Date: March 7, 2005
Bryan Stevens
Land Use Planner

BCS:bg

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